



Community Conversations for Fauquier County

Stepping Stones to our Future



Second Community Conversations Meeting

July 12th, 2016

what's this
about?



Fauquier County

our

future.

why these conversations?

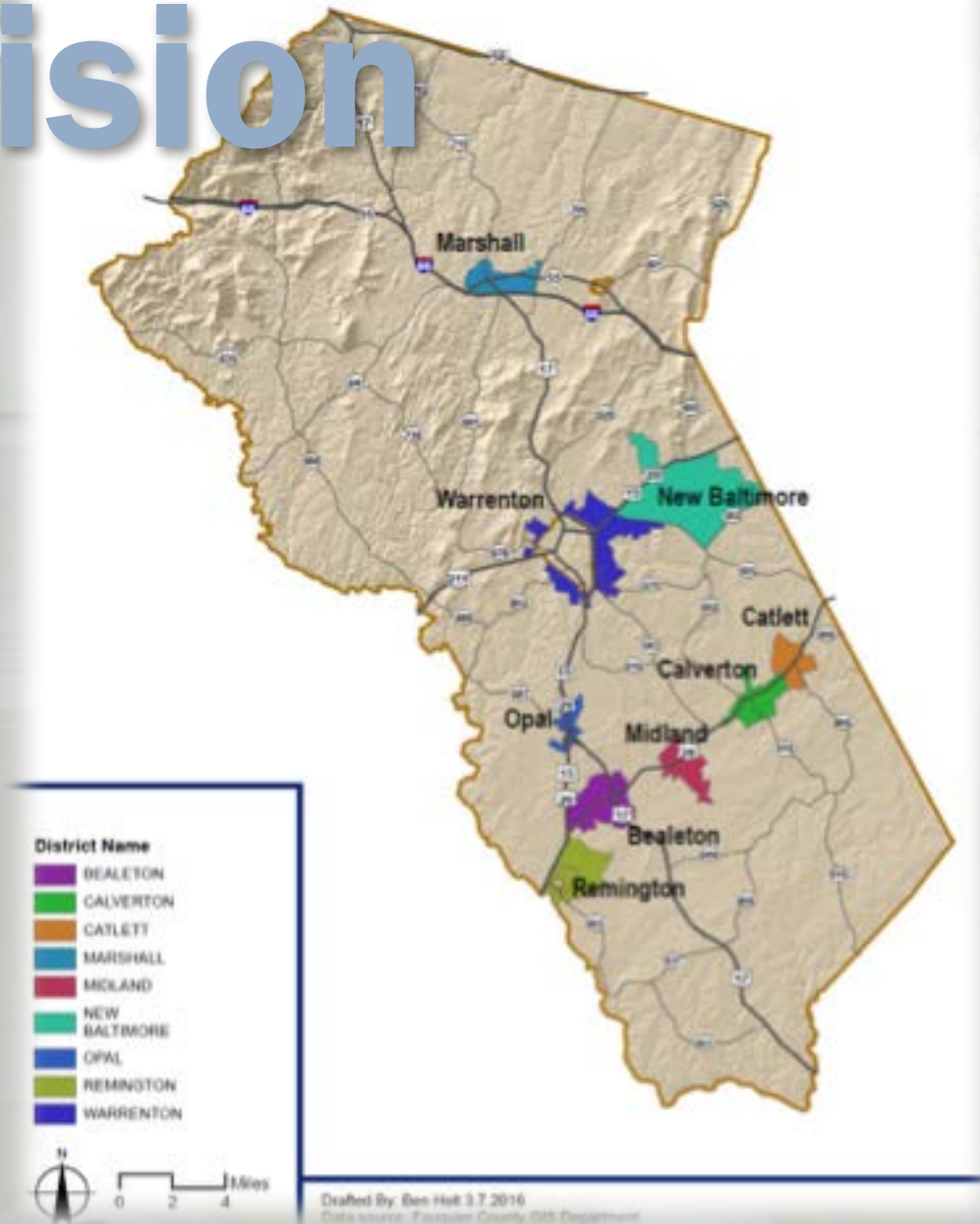


The basics on the project:

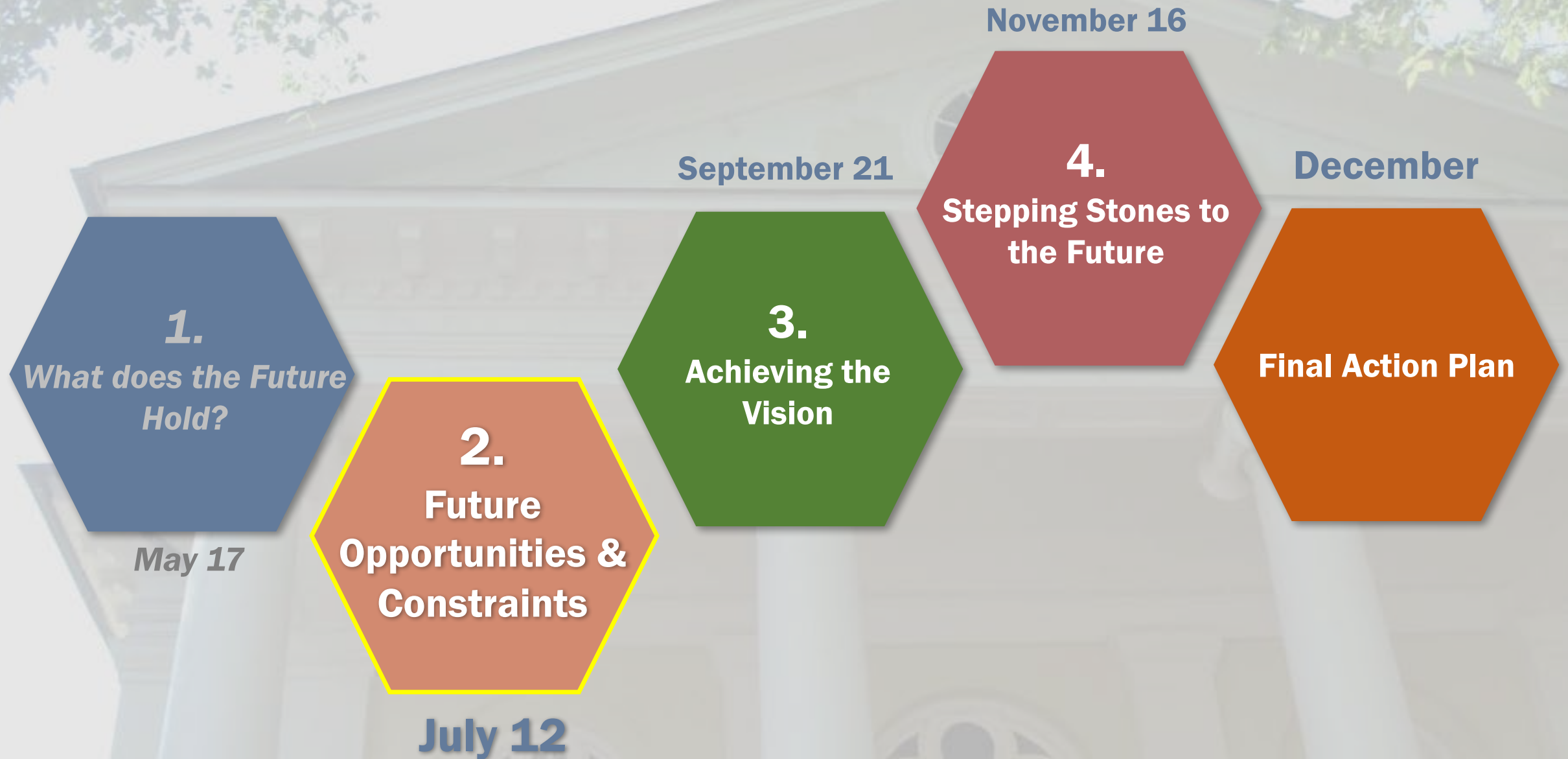


The County's Vision

“Fauquier County is a thriving community that honors its natural and cultural resources, agricultural heritage and rural landscape while building a sustainable economy and promoting outstanding services and growth within defined service districts.”



Schedule



Meeting One: May 17th

What we discussed

Part One: Major Trends in Fauquier County

- Population Growth
- Demographic Profiles
- Economic Profiles

Part Two: Major National and Global Trends

- Technology
- Business
- Lifestyles
- Environment

Meeting One

What you said

“What forces or trends do you think will most shape the county’s future?”

**Telecommunications
and Technological
Infrastructure**

**Generational
Needs and
Preferences**

**Environmental
Challenges and Green
Technology**

Agricultural Changes

**State and Regional Economic
Challenges and Opportunities**

Meeting One

What you said

“What kind of future do you want for Fauquier County?”

**Managed Growth and
Concentrated
Development**

**Preserved Rural
Areas and Open
Spaces**

**Vibrant Towns and
Villages**

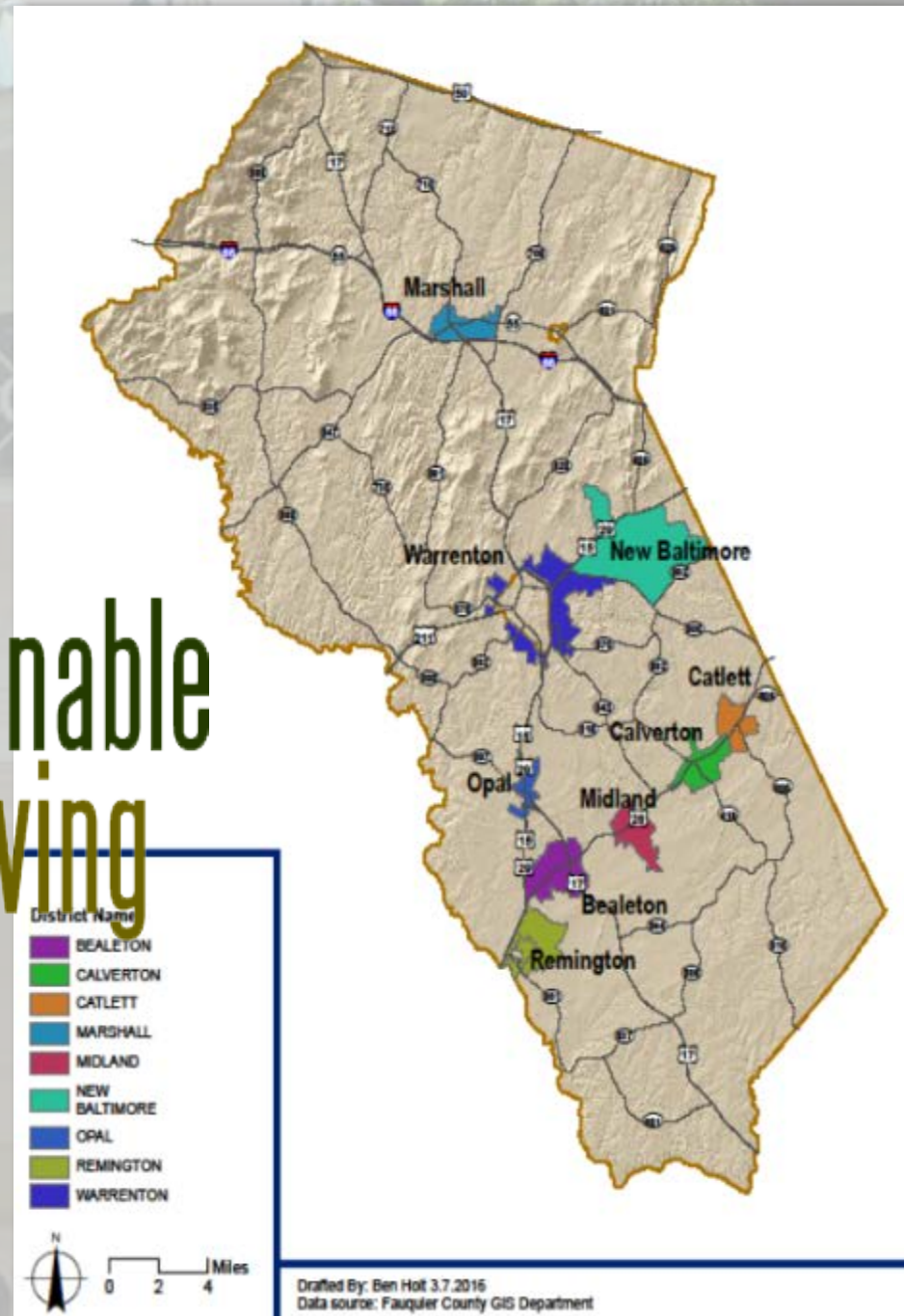
**Expanding Business
and Employment
Opportunities**

**A Strong
Agricultural
Economy**

This feedback reaffirmed

The County's Vision

economy
rural service
districts
agriculture
community
Fauquier
growth resources
sustainable
thriving





Tonight's Conversation:

What are the future

Obstacles
and

Opportunities

for Fauquier County?

Part One:

Obstacles



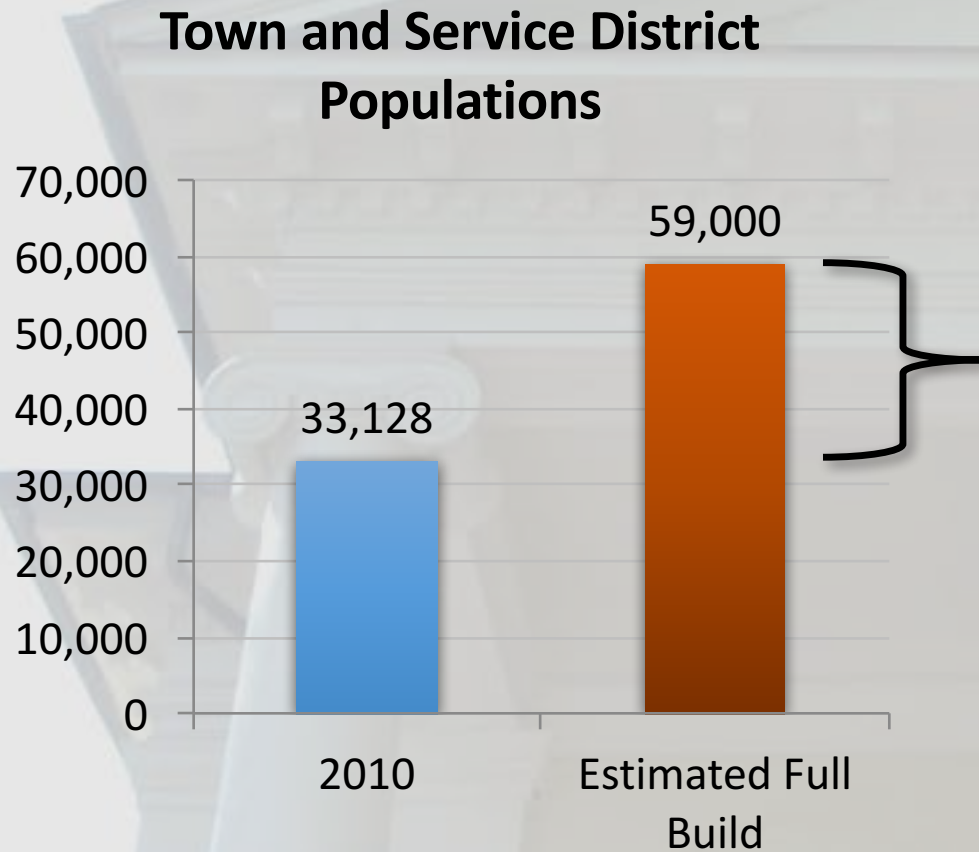
Managed Growth and Concentrated Development



Managed Growth and Concentrated Development

Obstacle

Projected growth may exceed full-build capacity of towns and service districts



Approximate
Additional Capacity:

26,000

But...

How can growth best be
balanced
between
service districts
and rural areas?

20-25 Year County Growth
Projections:

24,000–
37,000

Projected Population based on (Number of Housing Units) x 2.74 (2014 Average Household Size)

Managed Growth and Concentrated Development

Obstacle

Projected demand for water supply and water treatment is greater than existing utility capacity

Water Supply (Infrastructure Capacity)

Service District	Capacity Required for 2040 Peak Month Demand
Bealeton	100-200%
Marshall	>500%
New Baltimore	100-200%
Opal	100-200%
Remington	100-200%
Catlett	100-200%

The total **volume and extent** of groundwater resources in Fauquier County is still **unknown** and will **constantly change**.

Wastewater Treatment

Treatment Plant	Capacity (MGD)	Projected Capacity Sufficiency
Remington	2.0	Low
Vint Hill Farms	0.95	Low
Marshall	0.64	Low

Managed Growth and Concentrated Development

Obstacle

Groundwater quantity and quality can be diminished by surface development and activities

How does development affect groundwater?

Fauquier County's

water supply

is acquired from

groundwater wells

located primarily in

Service Districts



Image Credit: www.eugene-or.gov

Moderate or High
Potential Groundwater
Contaminant Threats

Bealeton
Marshall
New Baltimore
Opal

2011 Fauquier County
Regional Water Supply Plan

Vibrant Towns and Villages

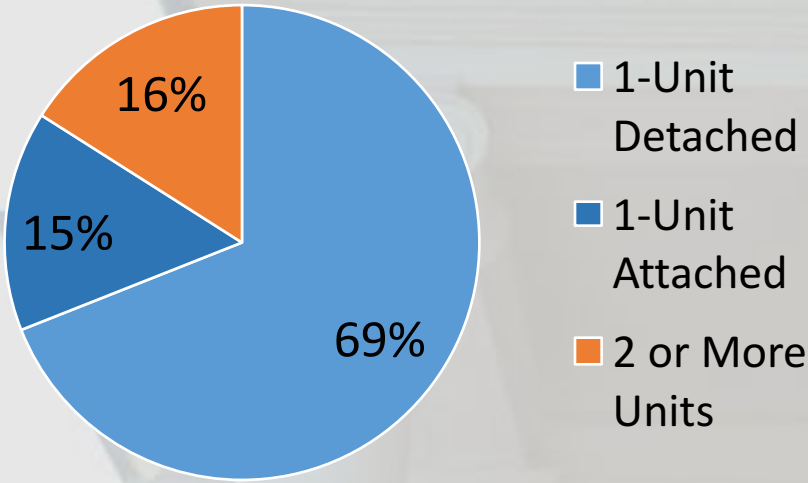


Vibrant Towns and Villages

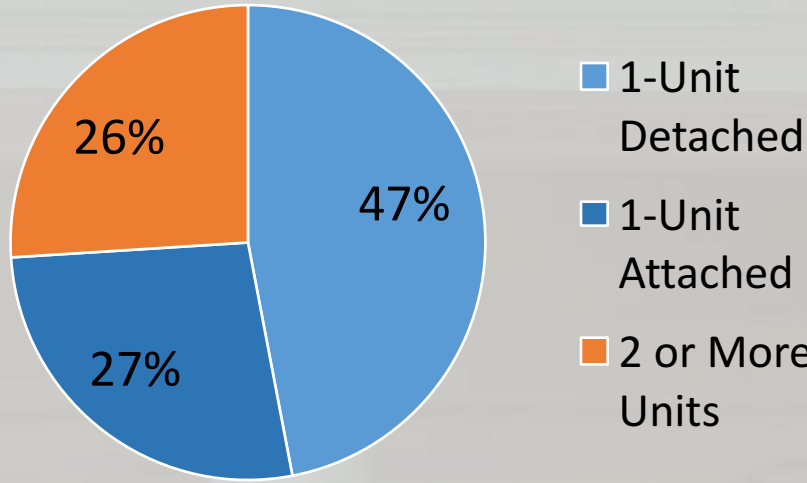
Obstacle

Limited diversity in housing stock

Town and Service District
Housing Profile



Town of Warrenton
Housing Profile



Housing Preferences

Vary with

Age

Income

Lifestyle

Physical Ability

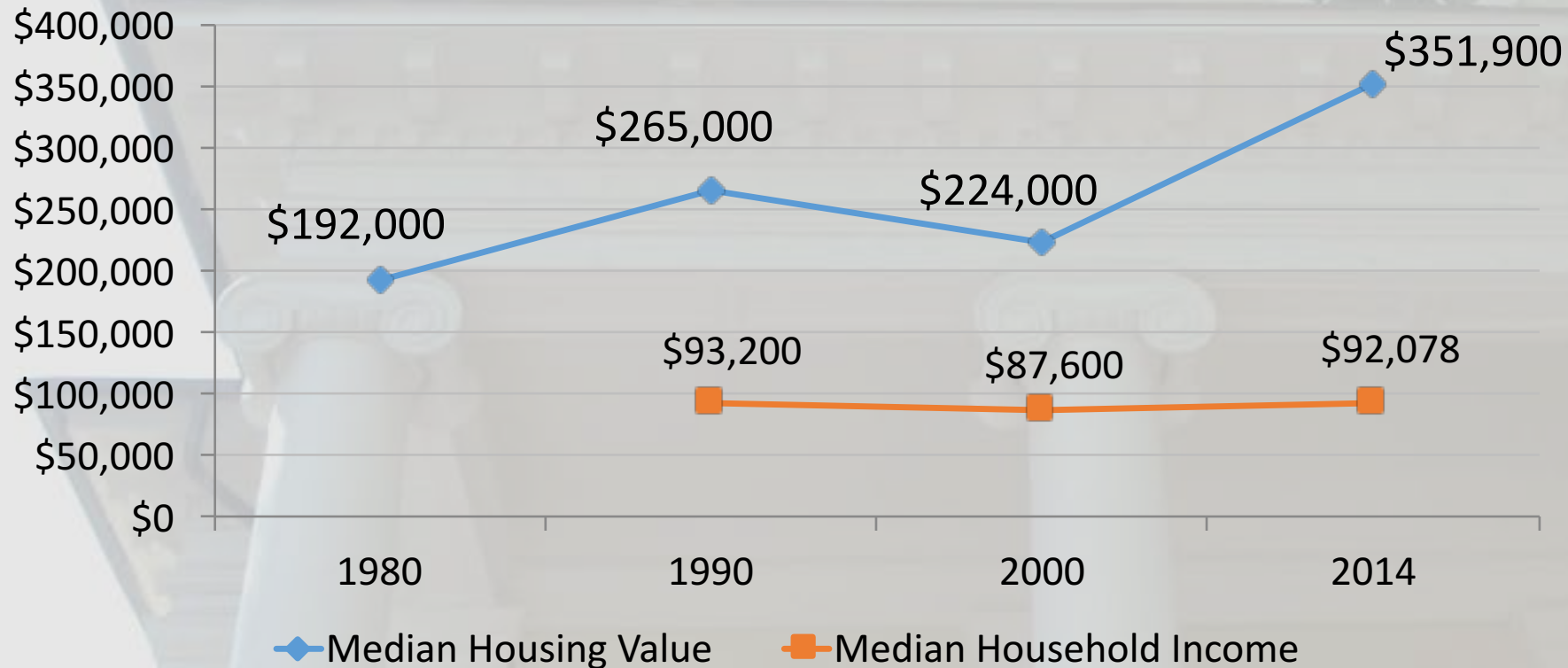
Source: 2014 American Community Survey

Vibrant Towns and Villages

Obstacle

Growing cost of housing relative to income

Adjusted Median Housing Value vs. Median Household Income



**Households Paying
30% or More of
Income on Housing**

2000

23%

2014

34%

Prices Adjusted For Inflation. Source: US Census

Vibrant Towns and Villages

Obstacle

Limited street connectivity and sidewalk availability within towns and service districts

New Baltimore

Low Connectivity
Long Trip Lengths
Low Walkability

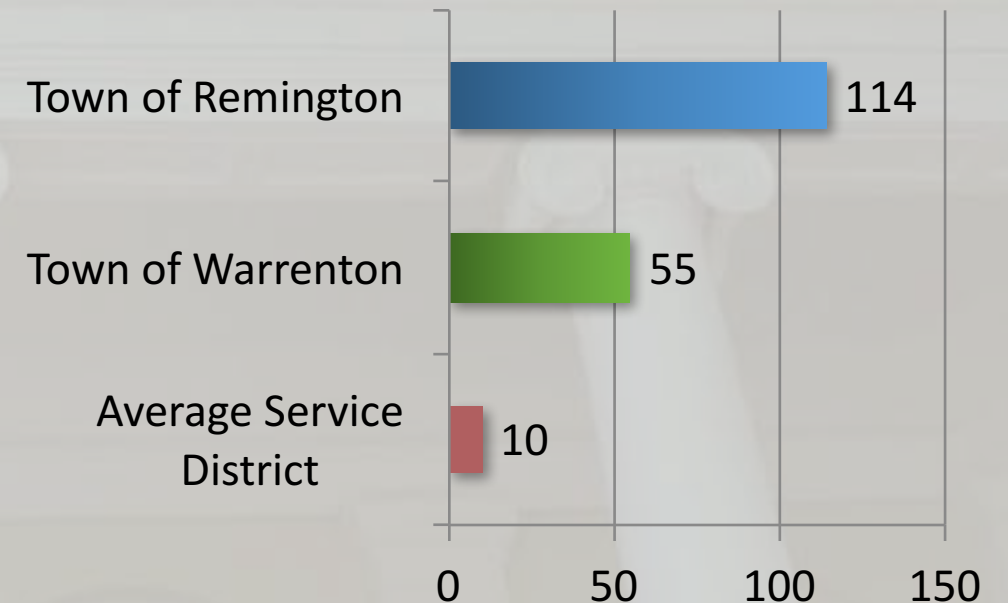


Town of Remington

High Connectivity
Short Trip Lengths
High Walkability



Intersection Density (Intersections/ Square Mile)



Vibrant Towns and Villages

Obstacle

Limited central business and activity areas in most service districts

Outside of the County's towns, Marshall is the only community with a traditional "town center"



Festival in Warrenton

Image Credit: www.fauquiernow.com

Without a Center...
Limited Entertainment
and Recreation Venues

Limited Places and
Opportunities for
Social Interaction

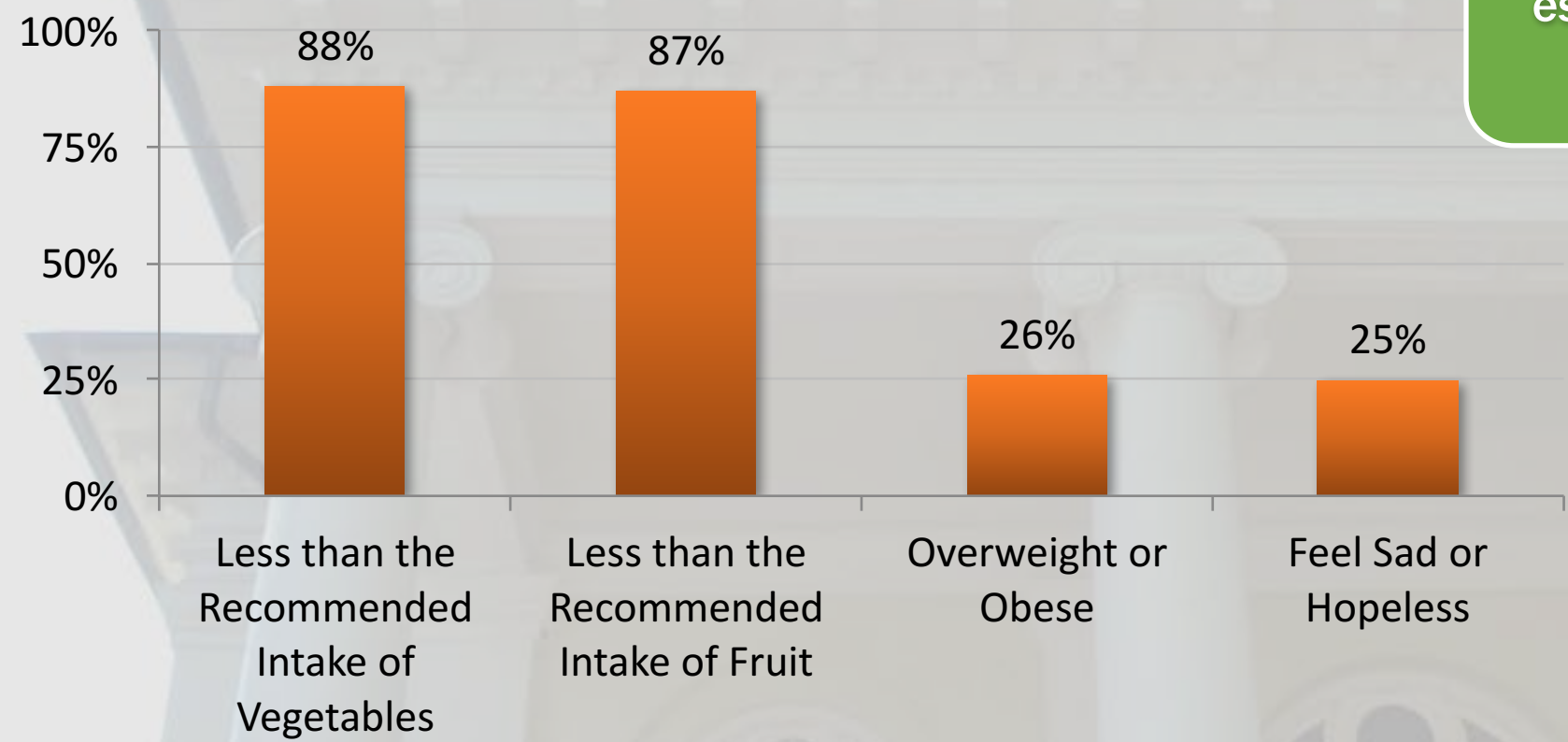
Lack of a Sense of
"Place"

Vibrant Towns and Villages

Obstacle

Significant health concerns, especially among the youth

Selected Youth (Age 14-19) Health Risk Factors:
Fauquier County



Concerns also include drug use- especially the growing use of heroin and opioids

**Increased
Healthcare Costs**

**Decreased
Energy
and Productivity**

Source: A Community Needs Health Assessment, Community Health Solutions

Expanding Business and Employment Opportunities

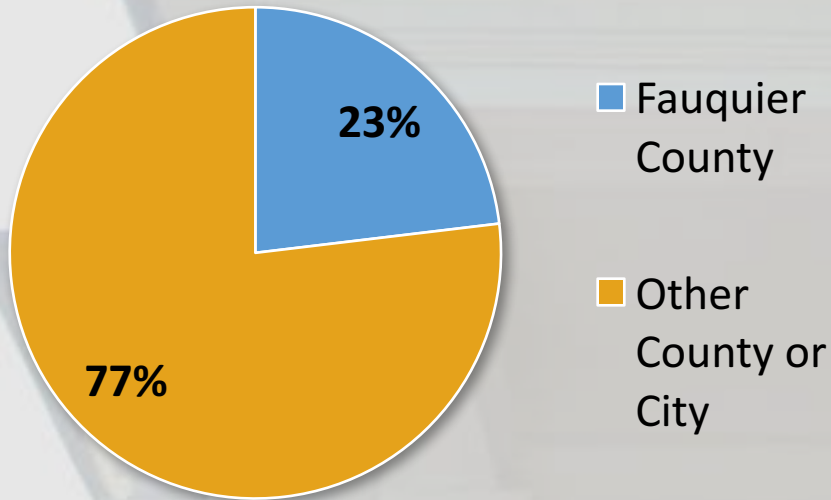


Expanding Business and Employment Opportunities

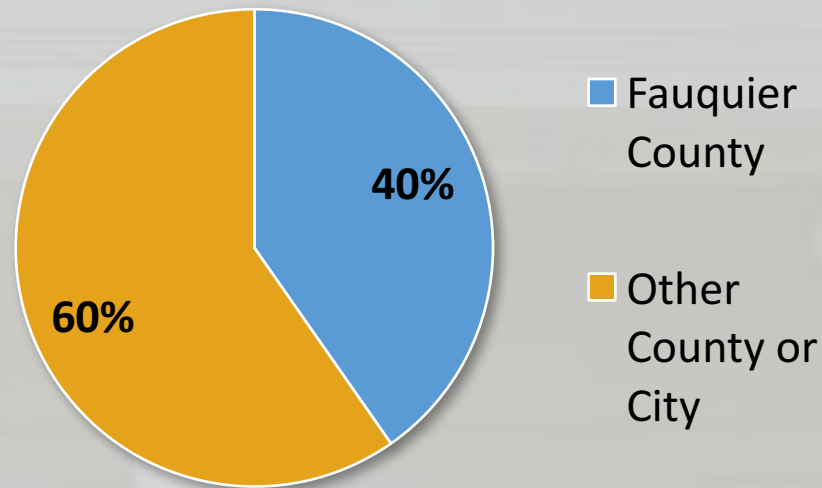
Obstacle

Disparity between workforce skills and available employment

Where do Fauquier County Residents Work?



Where do Workers in Fauquier County Live?



Most people who
Live Here
Don't
Work Here

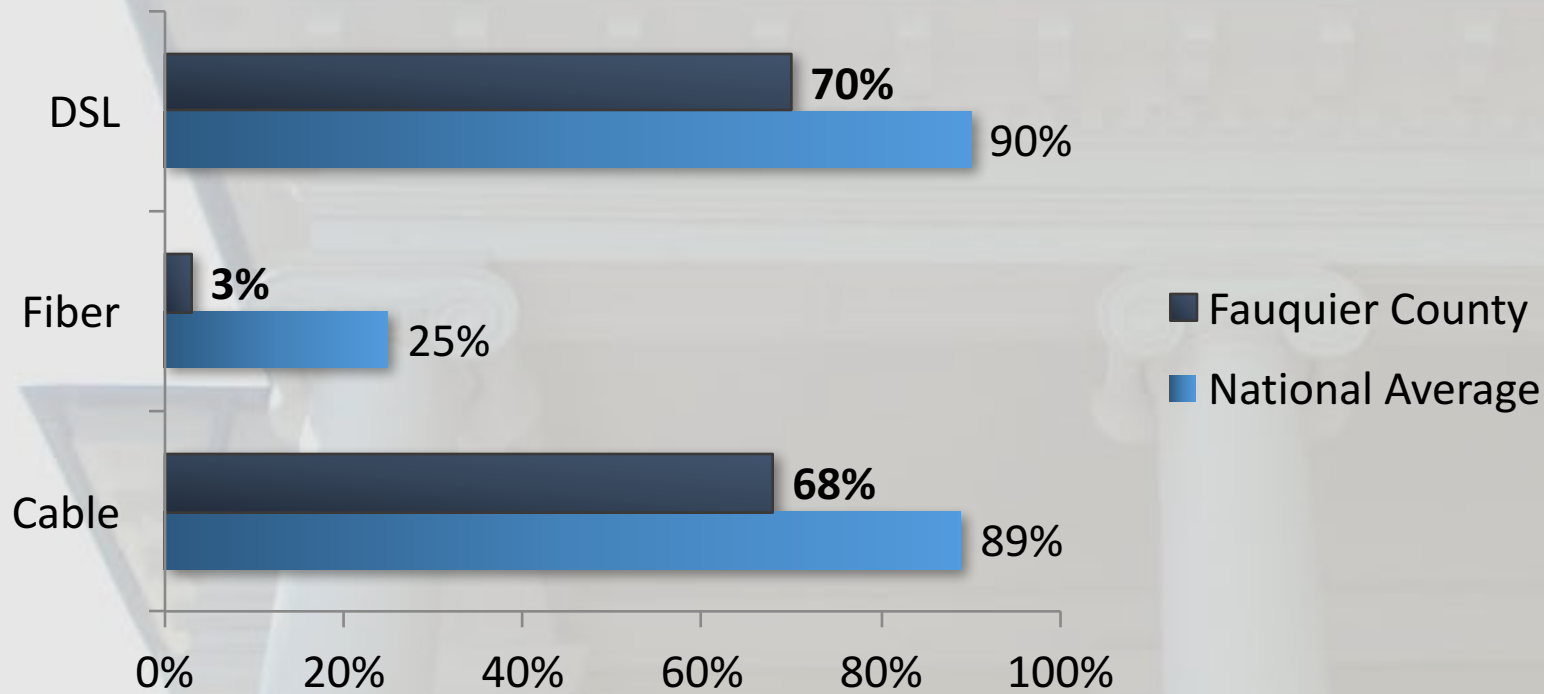
Most people who
Work Here
Don't
Live Here

Expanding Business and Employment Opportunities

Obstacle

Broadband access remains limited in many areas of the county

Internet Technology Access: Percent of Population



Source: www.broadbandmap.gov

Percent of Population
with Wired Internet
Download Speed
>10 Mbps

Fauquier
County

68.2%

Nationwide

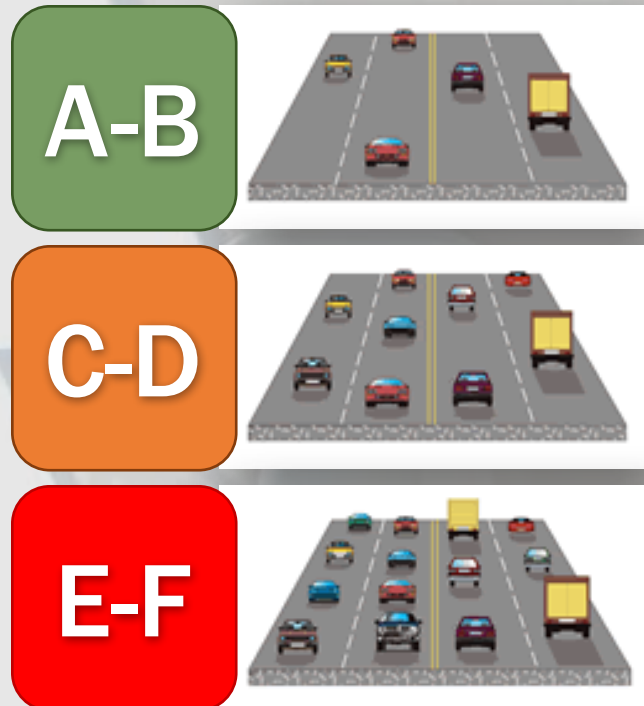
92.9%

Expanding Business and Employment Opportunities

Obstacle

High future levels of congestion are projected for most major highways in the county

Level of Service (LOS) Ratings:
Illustrations



Projected 2035 Peak Hour LOS

I-66

F

US 17

B to F

US 28

E

US 29

B to F

US 211

F

High Levels of Congestion can

Increase travel delays

Increase the number
of accidents

Decrease Air Quality

Rural and Open Space Preservation



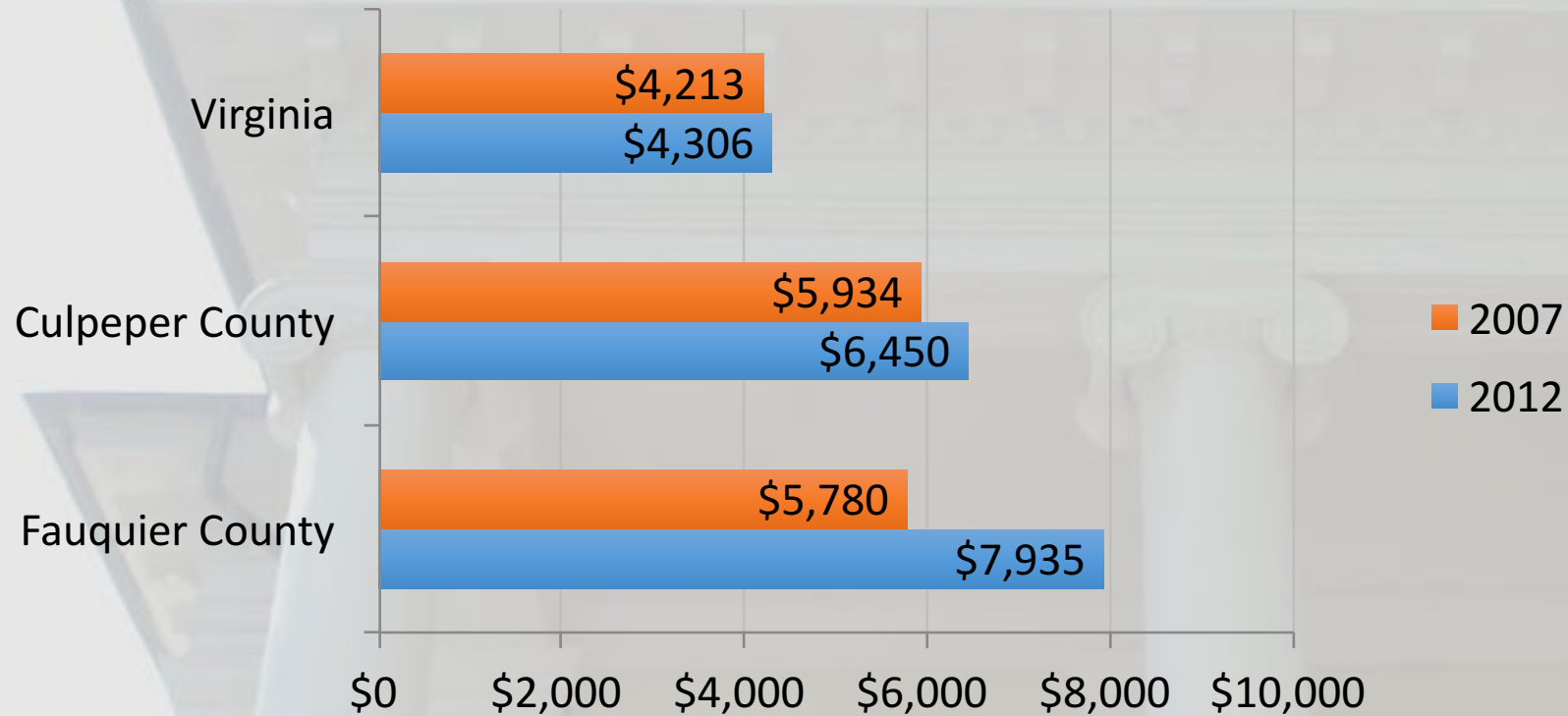
Rural and Open Space Preservation

Obstacle

Higher than average cost of farmland

Estimated Market Value of Farmland per Acre

Farmland in Fauquier County



84%

Higher Cost than
State Average

37%

Value Increase
from 2007-2012

Rural and Open Space Preservation

Obstacle

Increasing pressure for non-agricultural commercial uses in rural areas



Image Source: www.vineyardscrossing.com

Currently:

Fauquier County needs to establish a stronger definition of appropriate commercial and industrial uses in rural areas.

Pressure for

Rural Commercial Developments

has been increasing due to the

Lower Costs of Rural Land

Strong Agricultural Economy



Strong Agricultural Economy

Obstacle

Lack of farmers and farm labor

Average Age

60

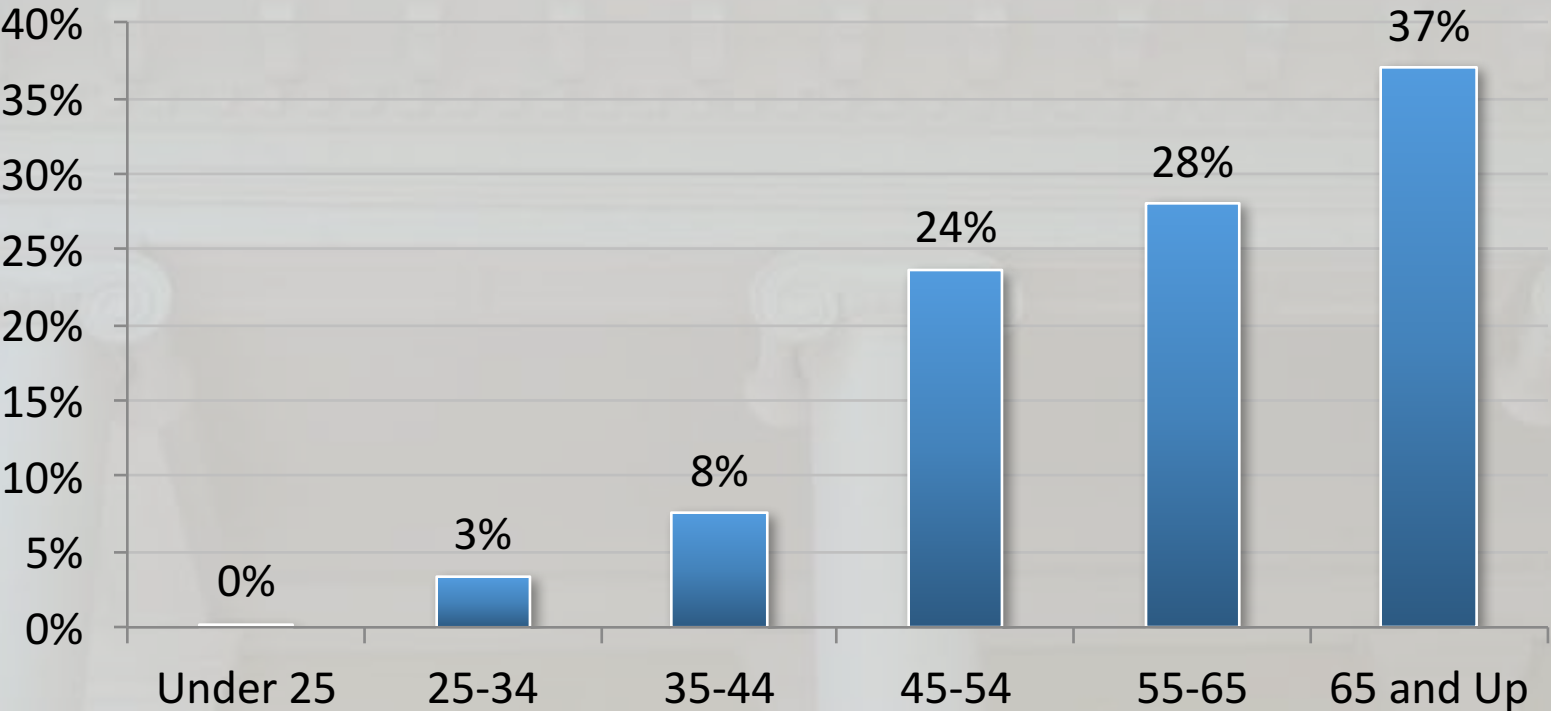
65 and Older

37%

44 and Younger

11%

Age Distribution of Principle Farm Operators:
Fauquier County



Part-Time Farm Labor

Physically Demanding

Long Hours

Low Pay

Seasonal Availability

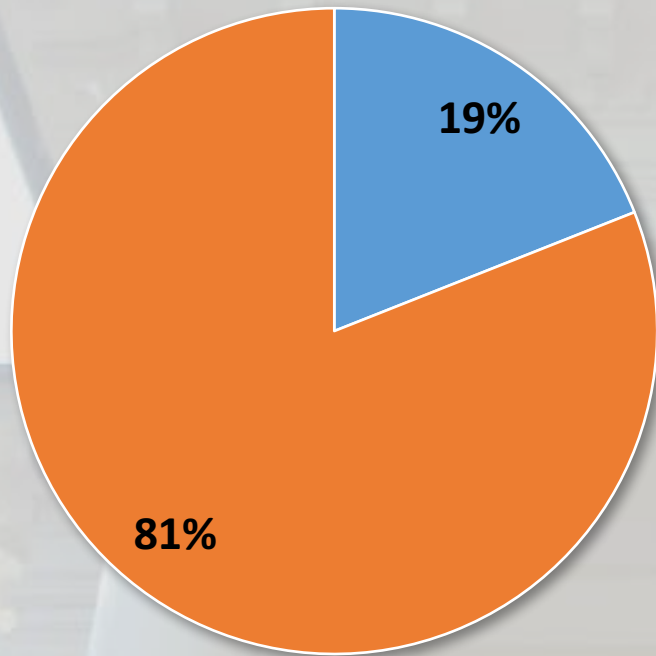
Source: 2012 Census of Agriculture

Strong Agricultural Economy

Obstacle

Lack of infrastructure for value-added agricultural processing

When you buy food, what are you paying for?



■ Farm Value

■ Value-Added Processes



Total Farm Sales
(Fauquier)

**\$54
Million**

Estimated Value-
Added before
Consumption

**\$230
Million**

Most processing is performed

Outside

Fauquier County

Strong Agricultural Economy

Obstacle

Limited local food promotion and access to local markets

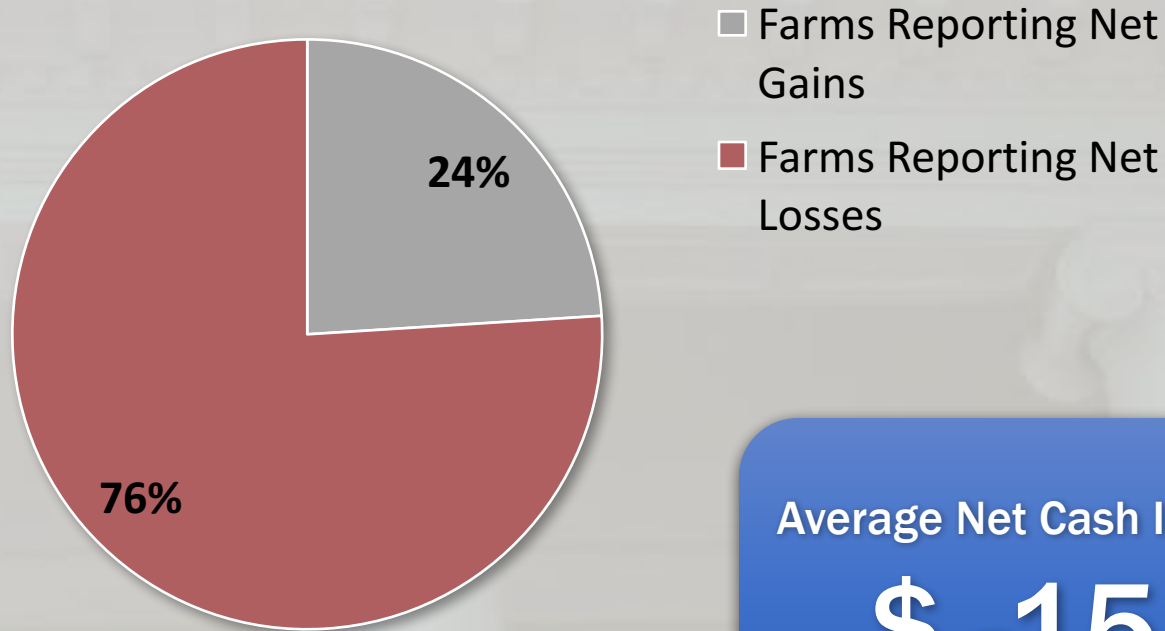
Annual Regional
Food Expenditures*
(2012)

**\$421
Million**

Percentage of Food
Grown Outside
Region

93%

Fauquier County: Net Farm Income (2012)



Average Net Cash Income Per Farm

\$ -15,854

**Rappahannock Rapidan Region*

Survey results

As of July 2016



PROJECT WEBSITE: www.fauquiercommunityconversations.org

3 most important challenges to achieving the vision

1	Lack of local job growth and employment	23 / 48%
2	Development Pressure from Northern Virginia	18 / 38%
3	Changing agriculture/Loss of farmland	17 / 35%
4	Controlling location and form of development	16 / 33%
5	Desires of the Millennial generation	14 / 29%

Your Assignment

Based on this information and your own knowledge...

What are the most important
obstacles

*that Fauquier County will need to address in
order to achieve its vision?*

Part Two:

Opportunities



Managed Growth and Concentrated Development

Opportunity

The County has established a successful growth management strategy with highly visible results

Fauquier County:
Towns and Service Districts

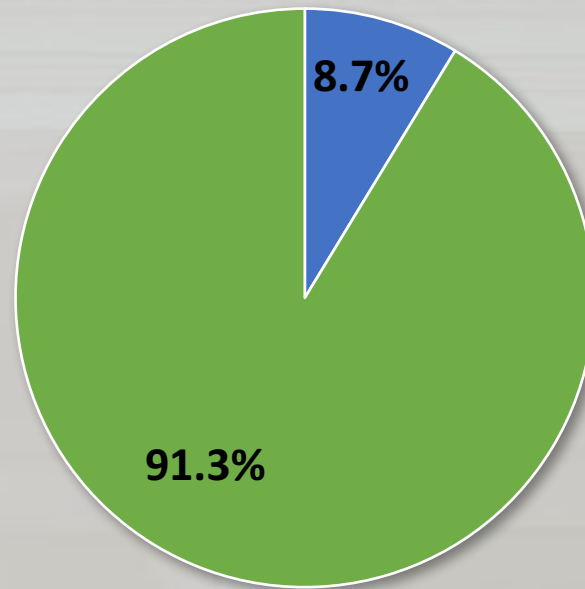
8%

Land Area

51%

Population

Population Growth Locations: 2000-2010



■ Rural Areas and Villages

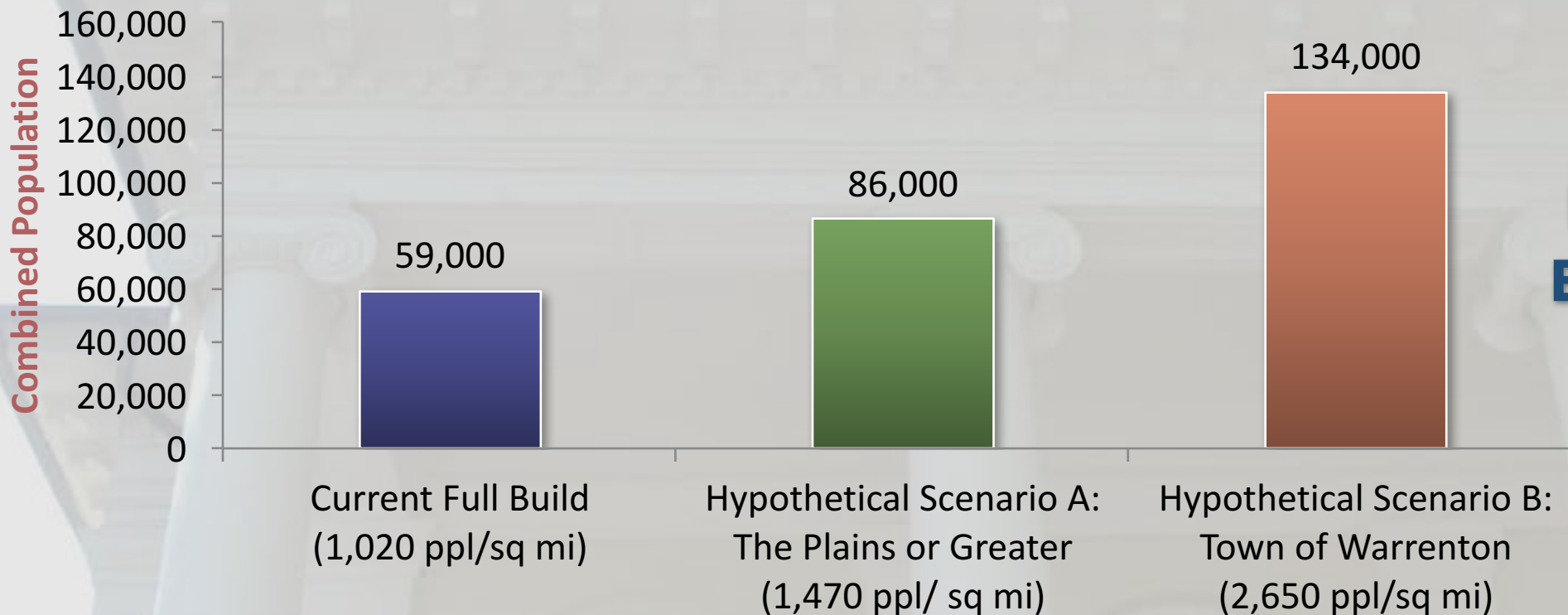
■ Towns and Service Districts

Managed Growth and Concentrated Development

Opportunity

Sufficient land area within service districts to accommodate extensive additional growth

Approximate Full Build Town and Service District Populations



Density Scenarios

Increased
Densities
would require
Infrastructure
Enhancements

Vibrant Towns and Villages

Opportunity

Ability to offer a unique setting in the DC Metro Region

“Green” Space

Concentrated
Developments

“Grey” Space

Sprawling
Developments

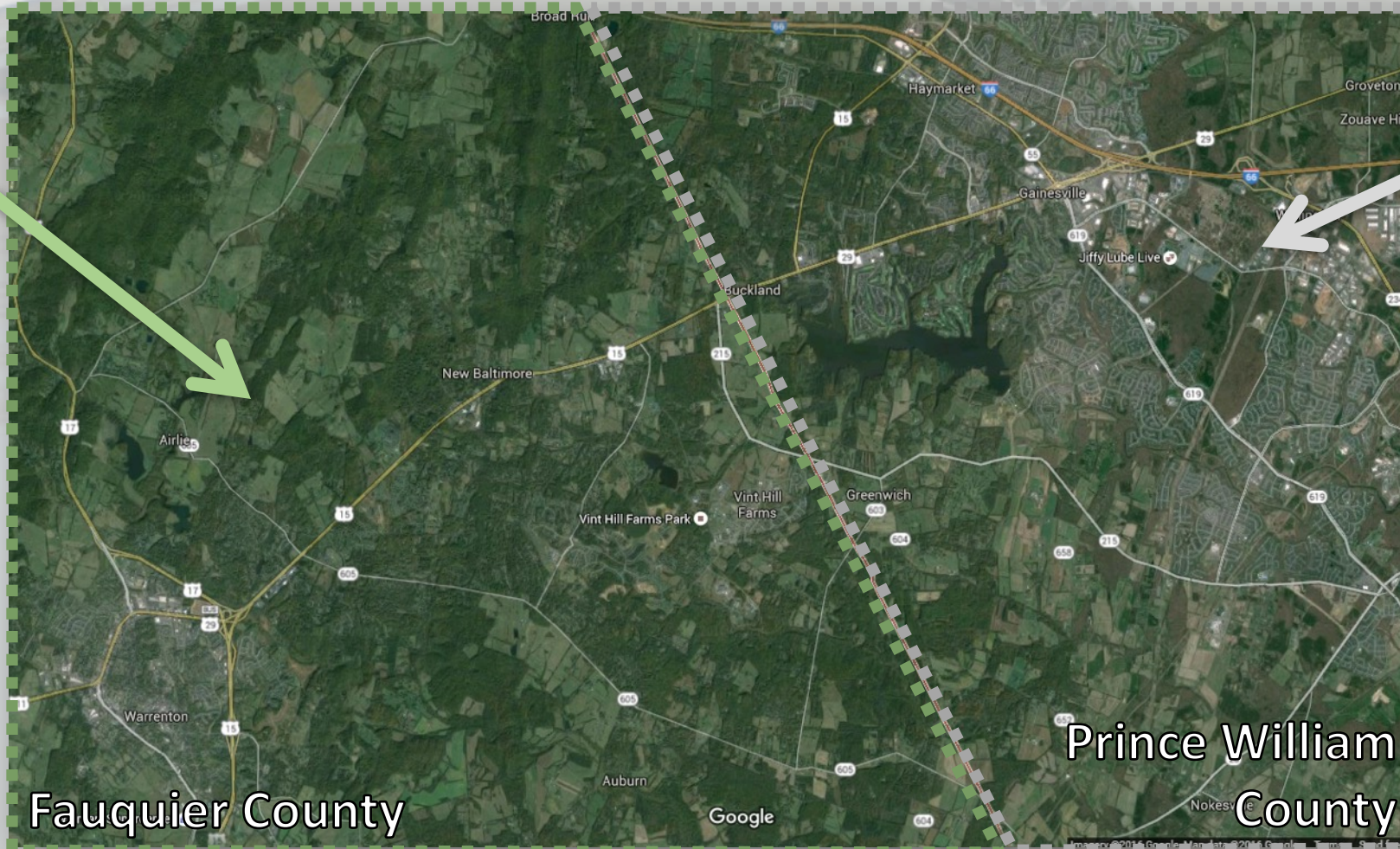


Image Source:
Google Maps

Fauquier County

Prince William
County

Vibrant Towns and Villages

Opportunity

Increasing federal and state funding and support for transportation alternatives

Transportation funding has been increasing for alternative modes such as walking, biking, transit, and ride-sharing.



SafeRoutes



Vibrant Towns and Villages

Opportunity

Innovative well-head protection and stormwater management techniques

Rain Gardens



Pervious Pavements



Increase rainfall infiltration
Filter pollutants

Bioswales



Expanding Business and Employment Opportunities

Opportunity

Job skill development through Lord Fairfax Community College

Warrenton Campus



Vint Hill Campus



More than **7,000** students
(total, all campuses)
and **75** programs of study



Collaboration Opportunities with
Local Businesses

Expanding Business and Employment Opportunities

Opportunity

Proximity to major freight routes and facilities

Located in Fauquier County

- Interstate 66
- US 29, US 17, US 211
- Warrenton-Fauquier Airport (Midland)

Located Nearby Fauquier County

- Interstates 81 and 95
- Virginia Inland Port (Front Royal)
- Washington Dulles Airport

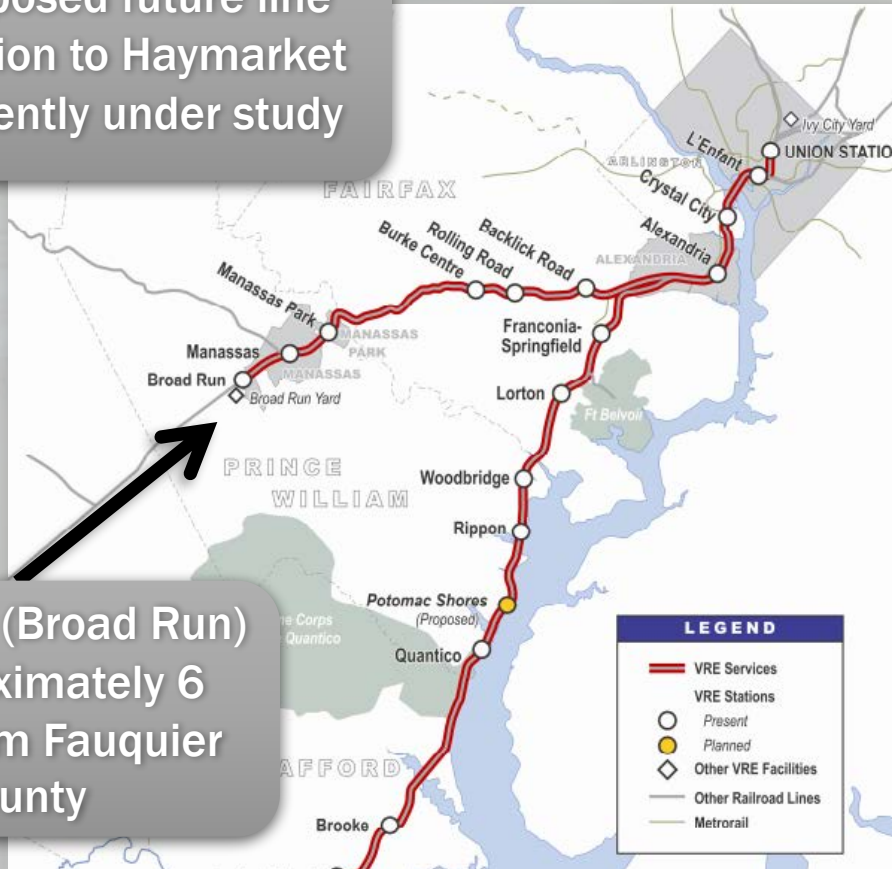


Expanding Business and Employment Opportunities

Opportunity

Nearby access to VRE rail service

A proposed future line extension to Haymarket is currently under study



Final Stop (Broad Run) is approximately 6 miles from Fauquier County

18 Trains Operated Daily
(Manassas Line)
9 Inbound,
9 Outbound

Provides an alternative commuting option for those who work in DC.

Relieves congestion pressure from highways.

Rural and Open Space Preservation

Opportunity

Preservation of tourism attractions and destinations

Eco-Tourism



Heritage Tourism



Agri-Tourism



Strong Agricultural Economy

Opportunity

Organized regional and local agricultural advocacy and promotion

- Rappahannock-Rapidan Regional Food System Council
- Fauquier County Agricultural Development Department
- Regional Food System Plans
- Farm Support Programs



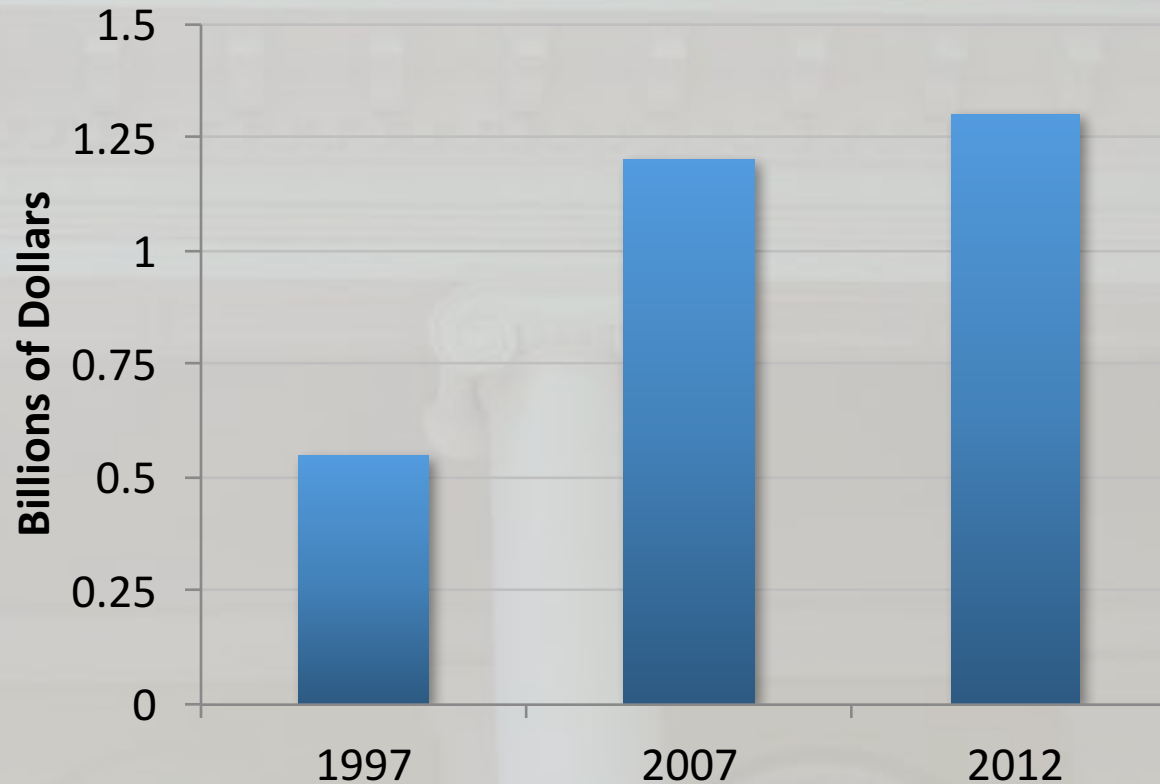
Strong Agricultural Economy

Opportunity

Proximity to large food markets with increasing appreciation of local foods

Nationally,
direct to consumer
sales are growing
faster than all other
agricultural sales

Direct to Consumer Sales (National)



Total Annual
Food Expenditures
In the
Washington DC
Metro Region
exceed

**\$14
Billion**

Survey results

As of July 2016



PROJECT WEBSITE: www.fauquiercommunityconversations.org

3 most important opportunities for achieving the vision

1	Telework through improved broadband service	21 / 43%
2	Focusing growth in Service Districts, Towns and Villages	19 / 39%
3	Business startups/local job growth	17 / 35%
4	Protection of rural character and open space	17 / 35%
5	Investing in infrastructure to create great places and walkable communities	15 / 31%

Survey: Matching Opportunities with Challenges

Opportunities/Challenges

- More transportation options **for** aging population
- Walkable communities **for** aging population
- Smaller homes and lots **for** aging population
- Shopping, entertainment, and jobs in service districts **for** millennials
- Focus development and jobs in service districts **to** reduce commuting
- Better internet and cell service to allow for telework **to** reduce commuting
- Better internet **to** encourage jobs, business growth, and economic development
- Comprehensive development plans for towns **to** guide location/form of growth
- Limit infrastructure investment **to** limit population growth/development
- Improve infrastructure in service areas **to** guide location/form of growth
- Update zoning **to** protect rural areas and guide location/form of growth
- Educate people on where food comes from **to** address loss of farm land

Your Assignment

Based on this information and your own knowledge...

What are the most important
opportunities

*that Fauquier County can utilize in order to
achieve its vision?*

Schedule

